

DEED OF SALE BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

# 4662

48-1602

**Know all Men by these Presents,**TRANSFER  
TAX  
PAID

011702

**That** Harland L. Durrell

of Waterville, County of Kennebec, State of Maine,  
duly appointed and acting personal representative of the estate of Marion D. Sullivan,  
deceased (testate), as shown by the probate records of the County of Kennebec, Maine,  
(and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) ~~(and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will),~~ by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Ellen S. Fitzgerald of Oakland,

County of Kennebec, State of Maine,  
whose mailing address is 3925 Fairfield Street, Oakland, Maine 04963

the real property in Waterville, County of Kennebec,  
State of Maine, described as follows:

a condominium located at 50 Pleasant Street, in the City of Waterville, County of Kennebec and State of Maine, more fully described as follows:

All right, title and interest in and to Unit No. 2, FIRST FLOOR LEVEL, on the right front of the building known as Pleasantdale Condominium and consisting of a living room, storage, linen and broom closets, closet area, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977 and recorded in the Kennebec County Registry of Deeds, Book 1979 Page 66 and an Amendment to Declaration of Condominium recorded in said Registry in Book 1999 Page 108, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977 and recorded in said Registry, File No. B-77022 through 77026 to which reference may be had for a more particular description; together with a one eighth (1/8) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one eighth (1/8) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Commencing at an iron rod at the northeast corner of land formerly of J. C. Fuller; thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the north side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one half (409.5') feet to land formerly owned by George F. Gilman; thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird; thence easterly on said Baird's south line about three hundred eighty three and one fourth (383.25') feet to Pleasant Street; thence southerly on Pleasant Street about ninety six and three tenths (96.3') feet to the point of beginning.

Being the same premises conveyed to the late Marion D. Sullivan by deed of Melvin W. Beck on June 1, 1977 and recorded in said Registry in Book 2007 Page 107.

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Pleasantdale Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec Registry of Deeds in Book 1979 Page 57 and an amendment to said By-Laws recorded in said Registry in Book 1999 Page 113.

BK 3748 PG 217

**Witness** my hand and seal this 18<sup>th</sup> day of June, 19 90 .

**Signed, Sealed and Delivered**  
in presence of

*[Signature]*

*[Signature]*  
Harland L. Durrell

State of Maine, County of KENNEBEC ss. June 18, 1990 .

Then personally appeared the above named Harland L. Durrell

in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



*[Signature]*  
Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1990 JUN 19 AM 9:00

Printed Name:

Cyril M. Joly Jr.

WITEST: *[Signature]*